

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 12, 2017**

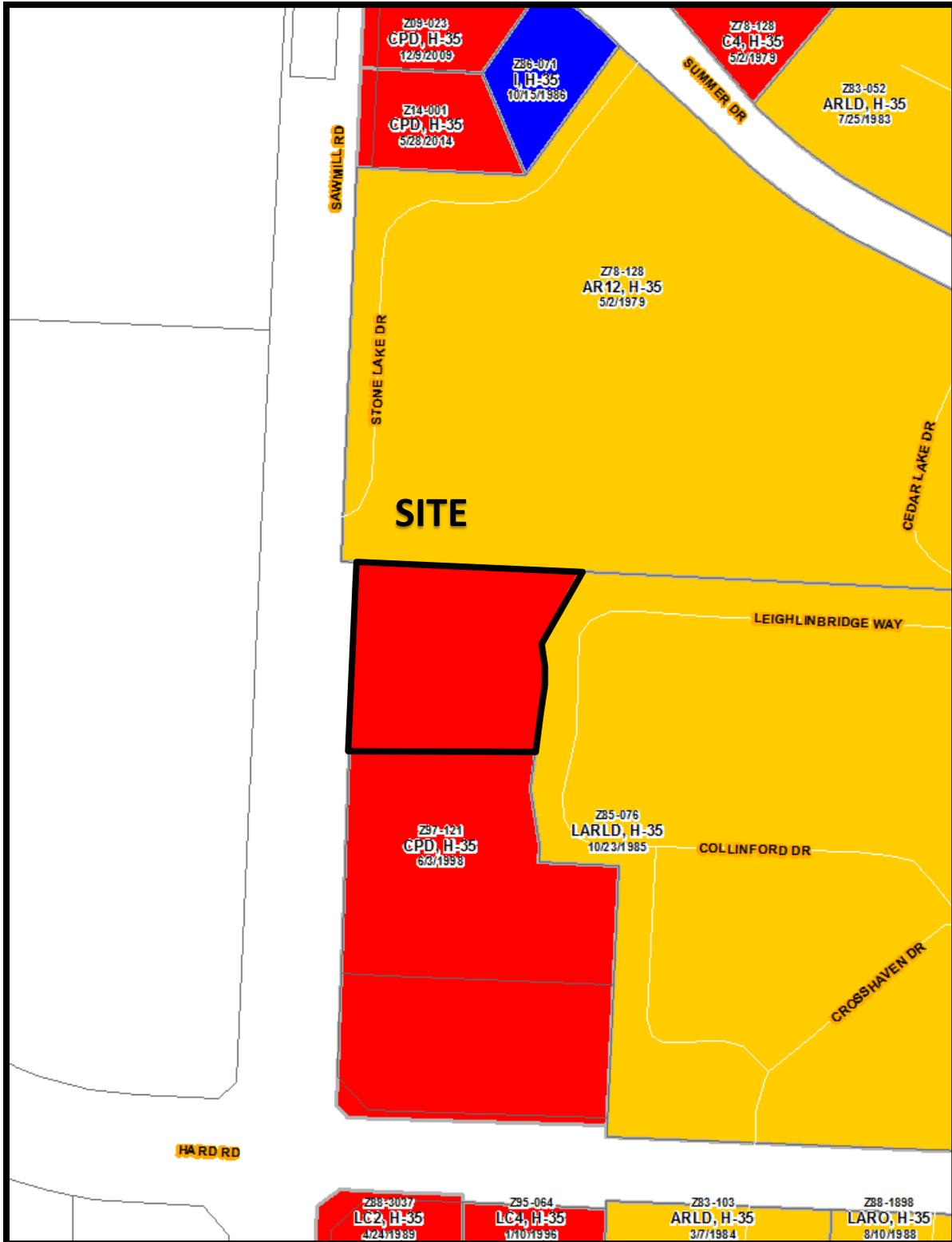
- 3. APPLICATION: Z17-024**
Location: **7490 SAWMILL ROAD (43016)**, being 1.33± acres located on the east side of Sawmill Road, 490± feet north of Hard Road (590-251717; Far Northwest Coalition).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Commercial development.
Applicant(s): MG Rome Hilliard LLC; c/o David Hodge, Atty.; Underhill & Hodge LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): The Applicant.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- The 1.33 acre site consists of one parcel developed with a bank in the CPD, Commercial Planned Development District, and is within the Sawmill Road Regional Commercial Overlay. The applicant proposes to redevelop the site with a drive-in restaurant in the CPD, Commercial Planned Development District.
- To the north and east of the site are multi-unit residential developments in the AR-12, Apartment Residential District and L-ARLD, Limited Apartment Residential District, respectively. To the south is a restaurant in the CPD, Commercial Planned Development District. To the west across Sawmill Road is a shopping center in the City of Dublin.
- The site is located within the boundaries of the *Northwest Plan* (2016), which recommends “Commercial” land uses for this location.
- The site is located within the boundaries of the Far Northwest Coalition, whose recommendation is for approval.
- The CPD text commits to a site plan and provides commitments for development standards addressing traffic access, landscaping and screening, and environmental and graphics standards. The CPD text allows only those uses permitted in the C-4, Commercial District with several restrictions. Variances to allow a mound with landscaping in lieu strict compliance with the landscaping and screening requirements and to allow 8 parking spaces to be not be 18 feet in length are included in this request.
- The *Columbus Thoroughfare Plan* identifies Sawmill Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

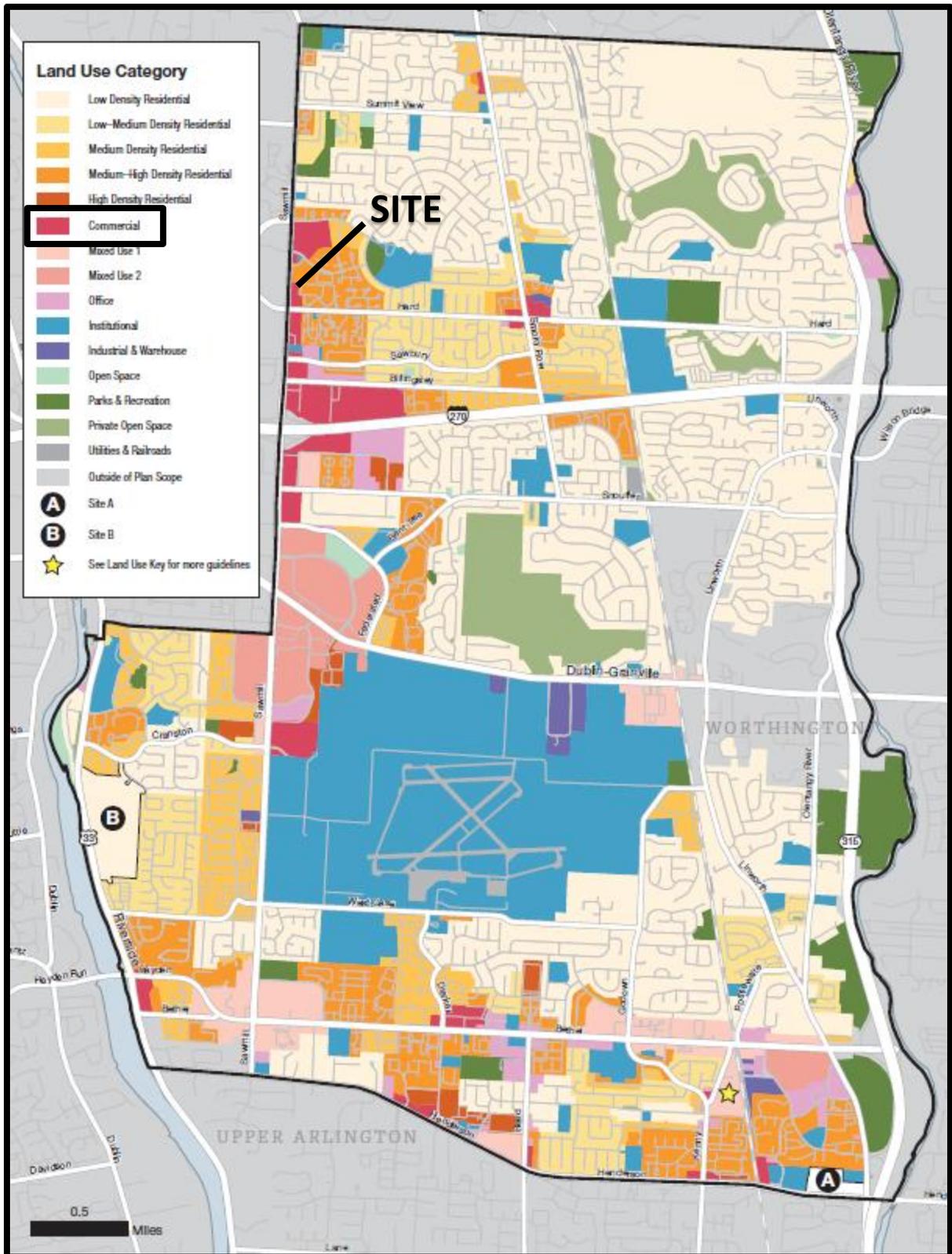
CITY DEPARTMENTS' RECOMMENDATION: Conditional Approval.

The requested CPD, Commercial Planned Development District will permit a drive-in restaurant that is compatible development standards of adjacent commercial developments. The proposal is also consistent with the land use recommendations of the *Northwest Plan* (2016). Staff is supportive of the use, but requests additional landscaping in the parking lot of complement the existing mounding/trees/hedge along Sawmill Road.

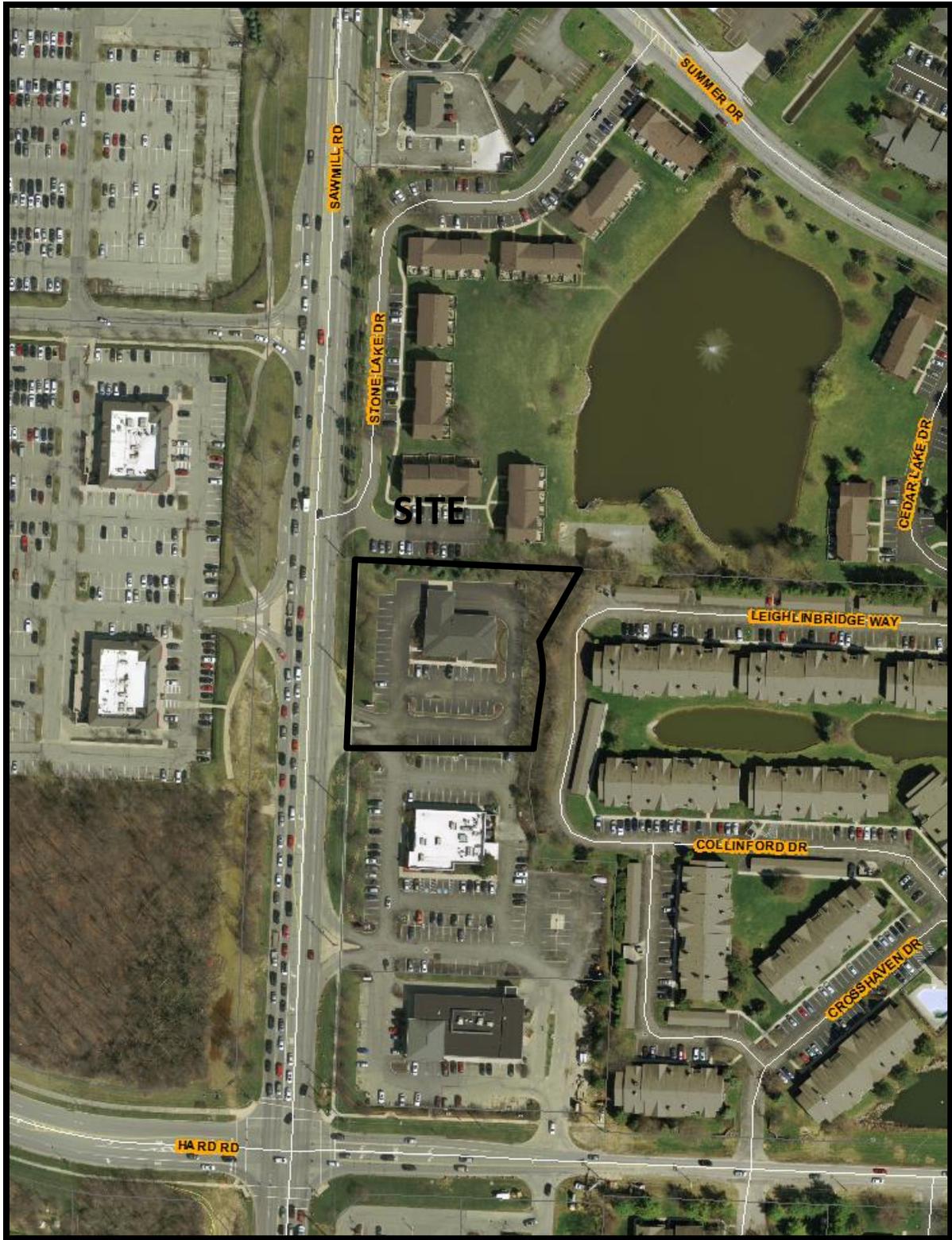


Z17-024
 7490 Sawmill Road
 Approximately 1.33 acres
 CPD to CPD

The Northwest Plan (2016)



Z17-024
7490 Sawmill Road
Approximately 1.33 acres
CPD to CPD



Z17-024
7490 Sawmill Road
Approximately 1.33 acres
CPD to CPD

COMMERCIAL PLANNED DEVELOPMENT TEXT

Proposed District: CPD
Property Address: 7490 Sawmill Road
Owner: MG Rome Hilliard LLC
Applicant: Fairway Realty
Date of Text: September 22, 2017
Application No.: Z17 – 024

Introduction: The subject property consists of 1.3+/- acres located along the east side of Sawmill Road, north of its intersection with Hard Road. The property was formerly referred to as “Lot 3” in a Commercial Planned Development (CPD) rezoning of the property that occurred in 1998, Columbus City Ordinance 1078-1998. That rezoning consisted of 3 development lots, the subject lot being the northernmost of the 3. The southernmost, on the corner of Sawmill Road and Hard Road, developed as a pharmacy. The central lot developed as a restaurant, and the subject lot developed as a bank. The bank tenant vacated the property and the property owner now seeks this rezoning to update the applicable zoning standards given the fact that development in the area has matured since the property was rezoned in 1998.

In December 2016, The Northwest Plan was adopted which recommends commercial use for the property. Consistent with that Plan, the applicant seeks rezoning to allow a raze and rebuild to accommodate a drive-in style restaurant to serve the local market.

1. Permitted Uses: Those uses permitted by C.C. 3356.03 (C-4 permitted uses), excluding the following:

- Automotive Sales, Leasing and Rental
- Bars, Cabarets and Nightclubs
- Check Cashing and Loans
- Community Food Pantry
- Missions / Temporary Shelters
- Motorcycle, Boat, and Other Motor Vehicle Dealers
- Motor Vehicle Accessories and Parts Dealers
- Outdoor Power Equipment Stores
- Pawn Brokers
- Used Merchandise Stores
- Garden, Landscaping and Nursery Centers and Sales
- Lawn and Garden Equipment and Supplies Stores
- Animal Shelter
- Halfway House
- Veterinarians (Unlimited practice)
- Coin-Operated Laundries
- Rooftop Telecommunications
- Repossession Services
- Astrology, Fortune telling and Palm Reading
- Crematory

2. Development Standards: Unless otherwise indicated on the Site Plan, or in this Commercial Planned Development Text, the applicable development standards shall be those standards contained in Chapter

3356, C-4, Commercial District, and the Regional Commercial Overlay standards of C.C. 3372.801 through 3372.809 of the Columbus City Code

A. Density, Height, Lot and/or Setback commitments.

Redevelopment of the site shall be as depicted on the submitted Site Plan.

B. Access, Loading, Parking and/or Other Traffic Related Commitments.

1. Access to the site is provided via a right-in / right-out / left-in access point from Sawmill Road, and via cross-access agreements with the property owners of the two properties to the south. The applicant does not propose any modification to its access configuration unless otherwise approved by the City of Columbus Division of Traffic Management.

2. Right-of-way providing for 60 feet from the centerline of Sawmill Road shall be dedicated to the City of Columbus.

C. Buffering, Landscaping, Open Space and/or Screening Commitments.

1. Existing mounding and landscaping along Sawmill Road may be maintained and preserved along Sawmill Road in lieu of the applicable landscaping and screening requirements of C.C. 3372.807.

2. Existing buffering and screening along the north and east perimeters of the property shall be maintained in their present condition

D. Building Design and / or Interior – Exterior Treatment Commitments.

Not applicable.

E. Lighting, Outdoor Display Areas, and/or other Environmental Commitments.

1. All waste and refuse shall be contained and fully screened from view by a solid wall or fence to a minimum height of six feet.

2. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside a permitted structure.

3. All light poles shall be gray, brown, bronze or black in color and shall not exceed 18 feet in height.

F. Graphics and Signage Commitments.

All signage shall conform to Graphics Code, Article 15, Title 33, of the Columbus City Code as it applies to the C-4, Regional Scale Commercial District, and any variance to those requirements shall be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments.

1. No outdoor speakers shall be permitted except for those speakers customarily incidental to a permitted use of the property such as, but not limited to, a drive-in restaurant.
2. Deliveries and trash pick-up shall be restricted to the hours of 7:00 a.m. to 11:00 p.m.
3. A variance to C.C. 3372.807 Landscaping and screening to allow a mound with landscaping in lieu of strict compliance with the landscaping and screening requirements of that section.
4. A variance to C.C. 3312.29 Parking space to allow 8 parking spaces along the southern perimeter to not be 18 feet in length. The parking spaces meet the requirement, however are divided by a property line.
4. The subject site shall be developed in accordance with the Site Plan submitted herewith. The Site Plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development and engineering plans are completed. Any slight adjustment shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

6. CPD Criteria:

a) NATURAL ENVIRONMENT.

This property will be redeveloped with a drive-in restaurant, maintaining the access configuration unless otherwise approved, and perimeter landscaping and other buffering treatment commitments. The use will not be detrimental in any way but rather is an appropriate land use at this location and will not have any off-site impacts beyond its current zoning entitlement.

b) EXISTING LAND USE.

The existing land use is a bank with drive-thru windows zoned in the CPD, Commercial Planned Development District.

c) TRANSPORTATION AND CIRCULATION.

There will be direct vehicular access to the site via an existing right-in / right-out curb-cut from Sawmill Road. No modification is proposed by this applicant. The site may also be accessed via the properties to the south via cross-access agreements. There is adequate circulation both from adjacent roadways and on the site around the building.

d) VISUAL FORM OF THE ENVIRONMENT.

The existing uses / zoning of the surrounding property are as follows:

North: Multi-family condominium development zoned in the AR-12 Zoning District.

East: Multi-family apartment development zoned in the L-ARLD Zoning District.

South: Restaurant zoned in the CPD Zoning District.

West: Retail shopping center development in the City of Dublin.

e) VIEW AND VISIBILITY.

The site is visible along the east side of Sawmill Road. The proposed development will not, with any great significance, alter the existing aesthetic of the property or this commercial corridor.

f) PROPOSED DEVELOPMENT.

The proposed development is redevelopment of a former bank with a drive-in restaurant use, appropriate along this Sawmill Road commercial corridor.

g) BEHAVIOR PATTERNS.

This rezoning will not significantly alter the existing behavior patterns for the property, or for its surroundings.

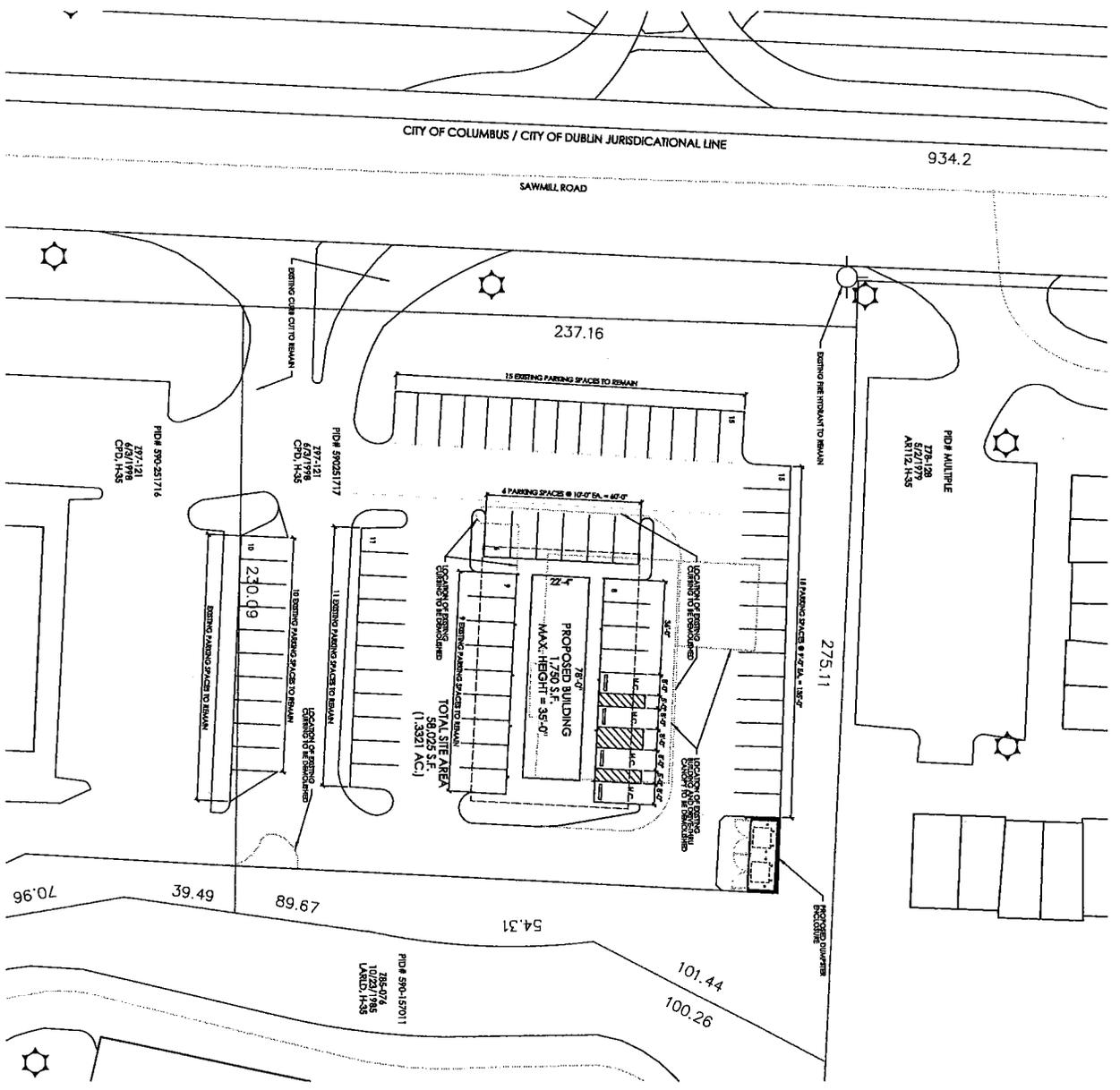
h) EMISSIONS.

No adverse emissions will occur as a result of this development.

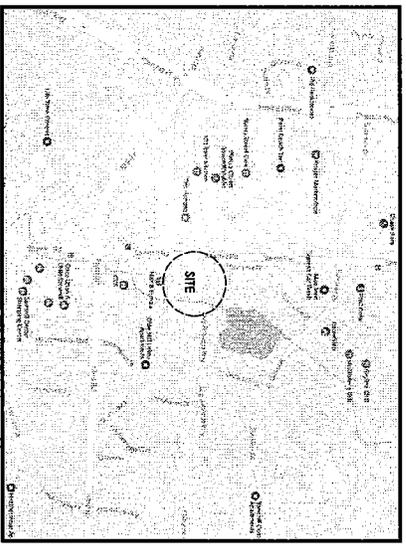
The undersigned, being the owner of the subject property, or their authorized representative, do hereby agree for themselves, and their heirs, successors and assigns, to abide by the above restrictions, conditions, and commitments regarding development of the subject property, and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provisions of the Columbus City Code.

Respectfully submitted,

A PRELIMINARY SITE COMPLIANCE
SCALE: 1"=300'



B SITE LOCATION MAP
SCALE: 1"=1/2"



TOTAL SITE AREA	1.33 ACRES
PROPOSED BUILDING AREA	1,750 S.F.
PARKING CALCULATIONS	
RESTAURANT W/O DRIVE-THRU	1,750 S.F.
1 SPACE / 75 S.F.	24 SPACES
RESTAURANT PATIO	100 S.F.
1 SPACE / 150 S.F.	7 SPACES
PARKING REQUIRED (MIN)	31 SPACES
PARKING PROPOSED	24 SPACES

PSC-1

PRELIMINARY SITE COMPLIANCE PLAN

7490 SAWMILL ROAD

7490 SAWMILL ROAD
COLUMBUS, OHIO 43216

FOR
MG ROME HILGARD, LLC

3100 TREMONT ROAD, SUITE 200, COLUMBUS, OHIO 43221

B-1111

DATE: 08/14/2018
TIME: 10:00 AM
BY: [Signature]

Priebe, Kelsey R.

To: Priebe, Kelsey R.
Subject: Z17-024: 7490 Sawmill Road FNWC Recommendation

From: John Murley <john_murley1@yahoo.com>
Sent: Wednesday, September 27, 2017 10:27 PM
Subject: Z17-024: 7490 Sawmill Road FNWC Recommendation
To: David Hodge <david@uhlfirm.com>, <krpriebe@columbus.gov>

The Far Northwest Coalition reviewed the application for a revised CPD at 7490 Sawmill Road (replacing a closed bank with a Swenson's drive-in). We found the application to be compatible with the surrounding area and consistent with the development standards. We approve the application as written, with the stipulation that (as we discussed at the meeting) deliveries and collection occur prior to 9pm. Please let me know if you have any questions.

Thanks,
John Murley
President, Far Northwest Coalition